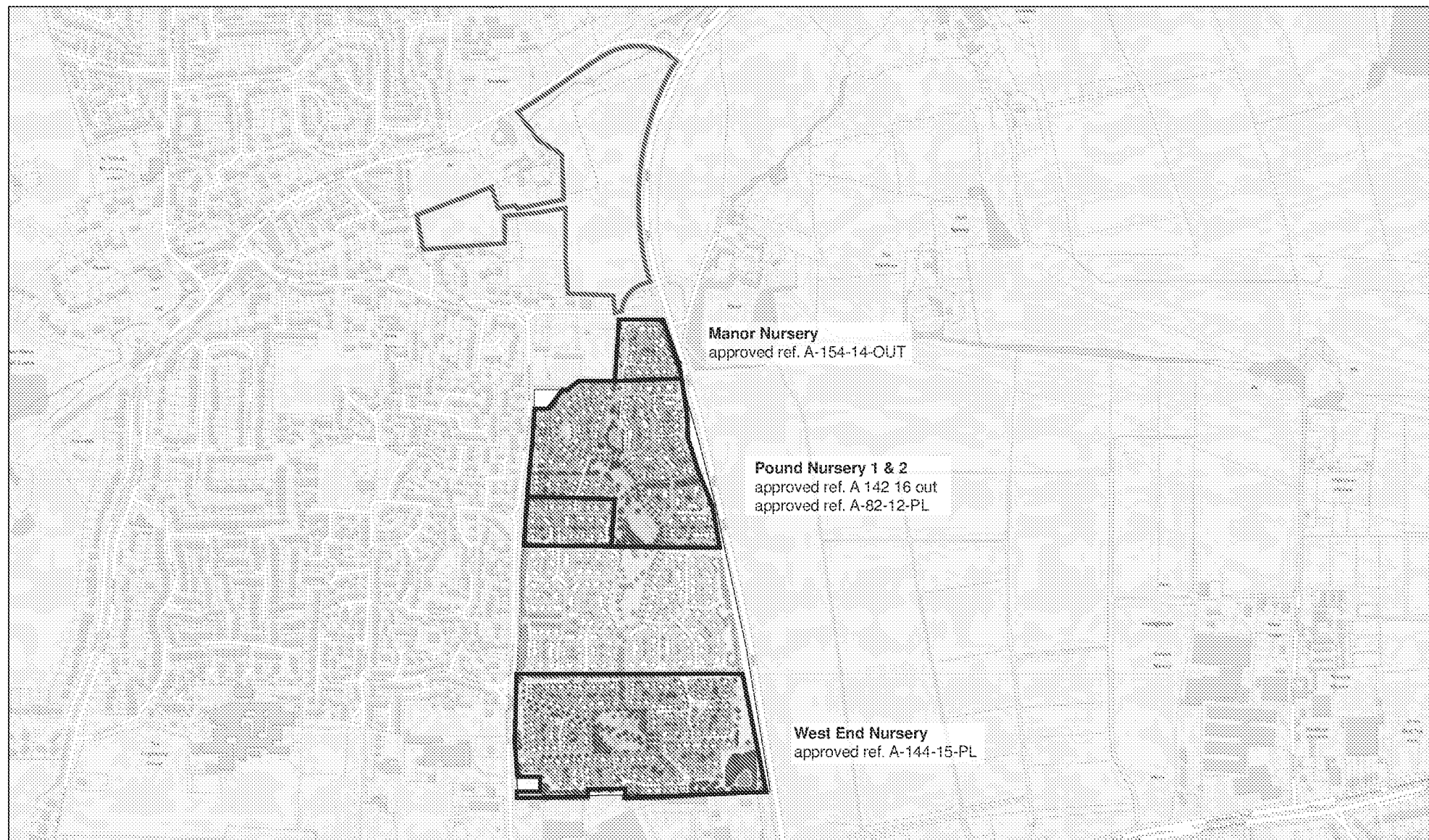




Plan showing recently permitted development within Angmering
Produced by Pro Vision, NTS.



Site Location

ENVIRONMENTAL CONTEXT

- 2.29 A thorough analysis of the application site and its immediate context has been undertaken, and the sites current condition and character is described in the following paragraphs.

Landscape

- 2.30 The site is located outside of the South Downs National Park.

- 2.31 The following key landscape elements are present that can be interpreted as a series of landscape constraints and opportunities which inform and guide the evolution of development parameters.

2.32 Opportunities:

- ❖ Existing vegetation beyond the Site provides strong landscape framework and setting to the Site in places;
- ❖ There is a network of Public Rights of Way that connect the Site to the wider landscape;
- ❖ There are a number of access points into the Site from the network of lanes and roads that border the Site's perimeter.

2.33 Constraints:

- ❖ The Site is close to the boundary of the South Downs National Park;
- ❖ The site is adjacent to the Angmering Conservation Area;
- ❖ There are open views of the Site from the National Park;
- ❖ Setting of various listed buildings;
- ❖ Stream running along the Sites northern boundary; and
- ❖ Proximity to A280 Angmering Bypass.

Trees

- 2.34 PJC Consultancy (arboricultural consultants) have carried out a tree survey of the site.

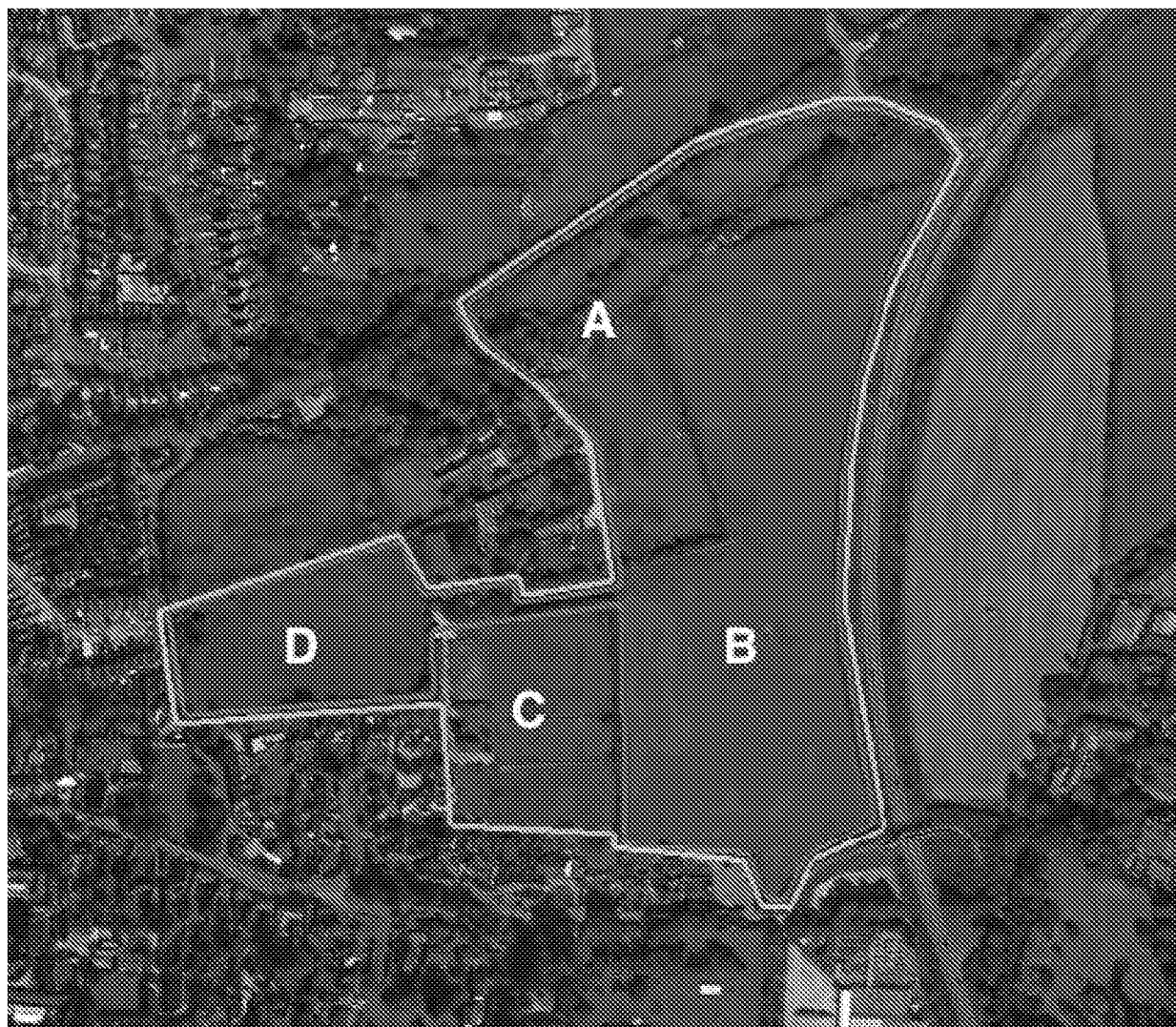
- 2.35 Detailed reports can be found in appendices by PJC consultancy; namely;

- ❖ Arboricultural Survey
- ❖ Arboricultural Impact Assessment
- ❖ Arboricultural Method Statement



Ecology

- 2.36 The Ecology Partnership has undertaken a suite of ecological surveys to ensure that the development proposals are in accordance with relevant local/national planning policy and legislation concerning wildlife conservation. The results of these surveys are detailed in an Ecological Impact Assessment to accompany the planning application. The map shown opposite identifies the four fields subject to survey. The key findings of the surveys are as follows.
- 2.37 **Field A** was identified as semi improved grassland which was of short sward height, grazed by both horses and rabbits. This habitat supports a stream flowing in a western direction. Species present were common and widespread, but this area was considered to have potential to be enhanced for local wildlife.
- 2.38 **Field B** supported improved grassland. Perennial rye is the main species in the field, also included are occasional cocksfoot and creeping bent. This field is considered to be species poor and of limited ecological interest. . Sheep intensively grazed the field at the time of the survey. Field B was surrounded by managed thin hedge that was around 3m tall and this was dominated by blackthorn and hawthorn and included small amounts of ivy, elder, bramble, nettle and white bryony. There were many rabbit warrens under the hedgerows, particularly on the western edge between the sheep grazed field and the horse paddocks in area C.
- 2.39 **Field C**, which supported paddocks, a sand school, a yard and some stables. The paddocks on the eastern side of this area were well grazed and had a short sward height at the time of the survey. Species found here include perennial ryegrass, cocksfoot, dandelion and daisy. These fields are considered to be species poor and of limited ecological interest.
- 2.40 **Field D** supports tussocky semi-improved neutral grassland. This field may be grazed at times, however the height of the sward was approximately 6 inches at the time of the survey.
- 2.41 The findings were as follows:
- ❖ None of the hedgerows around the site were considered to be important in terms of the species diversity.
 - ❖ All tree within the redline boundary are considered to have low to negligible potential for supporting roosting bats.
 - ❖ No buildings on site were considered suitable for roosting bats.
 - ❖ Previous bat surveys undertaken in 2015 did not identify significant bat activity within field A and B. (Field C and D were omitted). Serotine, common and soprano pipistrelles were recorded in very low numbers.
 - ❖ No badger setts were identified within the field.
 - ❖ The site was not considered to be suitable for dormice.
 - ❖ One fishing lake and one ornamental pond are located adjacent to the site. Both of these were considered to be limited in terms of GCN potential and given 'poor' suitability for GCNs.
 - ❖ One field, Field D, supported habitats suitable for reptiles Fields A and B have previously been surveyed and no reptiles were identified on these field margins.



Map showing fields subject to survey
Produced by Ecology Partnership, NTS.



Approximate survey area



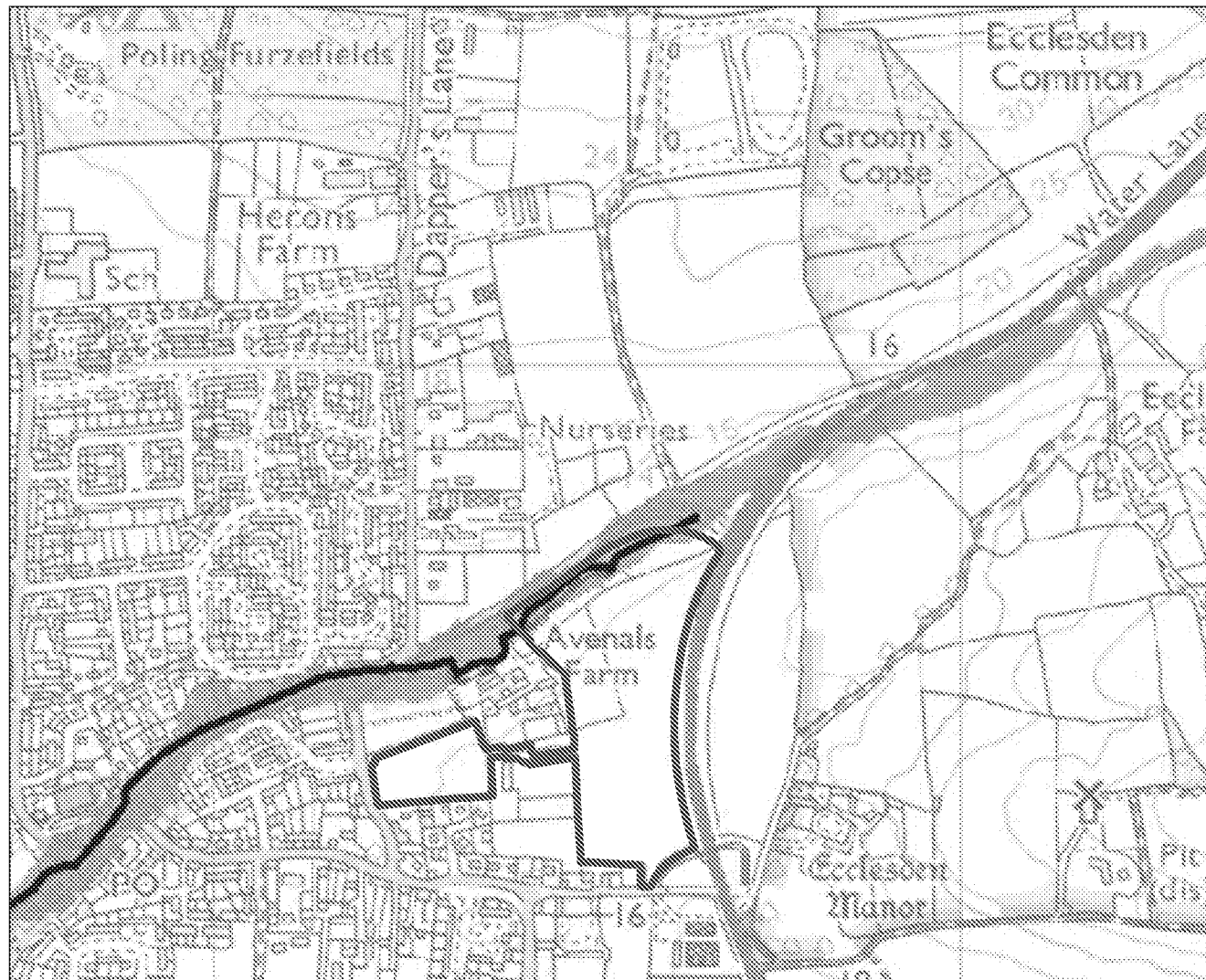
Approximate site area

2.42 It is considered that the southern section of the site supports limited features of ecological interest. There is one field which was not originally surveyed for reptiles which was considered to have some potential. As such it is recommended that this field is surveyed. However, considering the nature of the site and the size of the site, a mitigation strategy for reptiles is considered to be achievable within any site design.

2.43 The southern section of the site does not support dormice or high numbers of bats (individuals or numbers of species using the site). The habitats are well used, well grazed, reducing significantly the species diversity and therefore biodiversity value. It is considered that new features can be incorporated into the design of the site to enhance this area for wildlife. This would include, but not be limited to, green corridors, habitat edges, wildflower areas and new water systems such as SUDs which are designed to be wildlife friendly. It is considered that as such this site is considered to provide opportunities for new habitat creation.

2.44 Ecological opportunities

- Existing open grazed grassland offers very little opportunities for native wildlife:
- Increasing the layered nature of the habitat across gardens and site edges will provide a greater range of dispersal opportunities for a range of species including birds and small mammals.
- Increased tree planting and enhancing hedgerow structure retains connectivity to other off site habitats.
- Provision of SUDS creates suitable habitat for common amphibians and reptiles as well as insects, birds and bats.
- Maintaining the stream to the north and enhancing the area around it with native planting schemes retains the availability of fresh water and shelter for local wildlife.



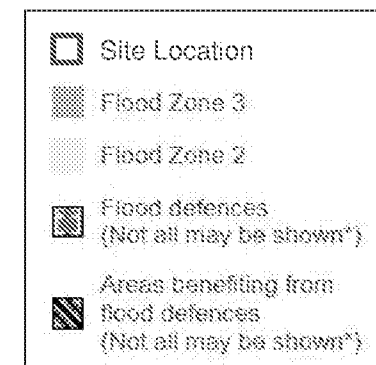
Flood risk map



NTS.
Data provided by the Environment Agency 2016.

Flood Risk & Drainage

- 2.45 The Environment Agency's indicative flood plain map shows large parts of the site as not being at risk of fluvial flooding and therefore it falls into Flood Zone 1. According to the National Planning Policy Framework classification, the site is suitable for residential development.
- 2.46 Water Lane and parts of the adjoining low lying land to the south is shown as being at risk of flooding in a 1 in 100 year event and is therefore classified as Flood Zone 3 by the Environment Agency (EA). There is a watercourse flowing north-east to south-west along Water Lane which is classified by the EA as a Main River. The watercourse runs through the northern part of the site, south of Water Lane.







Parkland edge at north of site to be retained as flood risk zone and form buffer to Water Lane

SITE CONSTRAINTS

2.47 A contextual analysis of the site and surrounding area has identified key features within the locality that will help inform the evolution of the development proposals. The site's constraints can be broadly summarised as the following:

2.48 Physical and Environmental Constraints

- ❑ Gently sloping land.
- ❑ Surface water drainage.
- ❑ Flood zone 3 in the northern part of the site, along Water Lane.
- ❑ Hedgerow and tree coverage on the boundaries of the site.
- ❑ Existing habitat which could support biodiversity.
- ❑ Conservation Area abutting the south-western boundary of the site.
- ❑ Setting of Grade II listed buildings.
- ❑ Proximity to the South Downs National Park.
- ❑ Impact on A280 Angmering bypass.

2.49 Social and Neighbourhood Constraints

- ❑ Views across the site from existing residential properties.
- ❑ Perceived pressure on local infrastructure.
- ❑ Perceived overdevelopment of the village.
- ❑ Need for low cost housing.
- ❑ Open space within the development should be accessible to those that will use it.

2.50 Access Constraints

- ❑ Capacity of highway network.
- ❑ Limited suitable points of access to site.
- ❑ Need to bridge watercourse to gain access.
- ❑ Access to public transport.
- ❑ Impact on public rights of way.



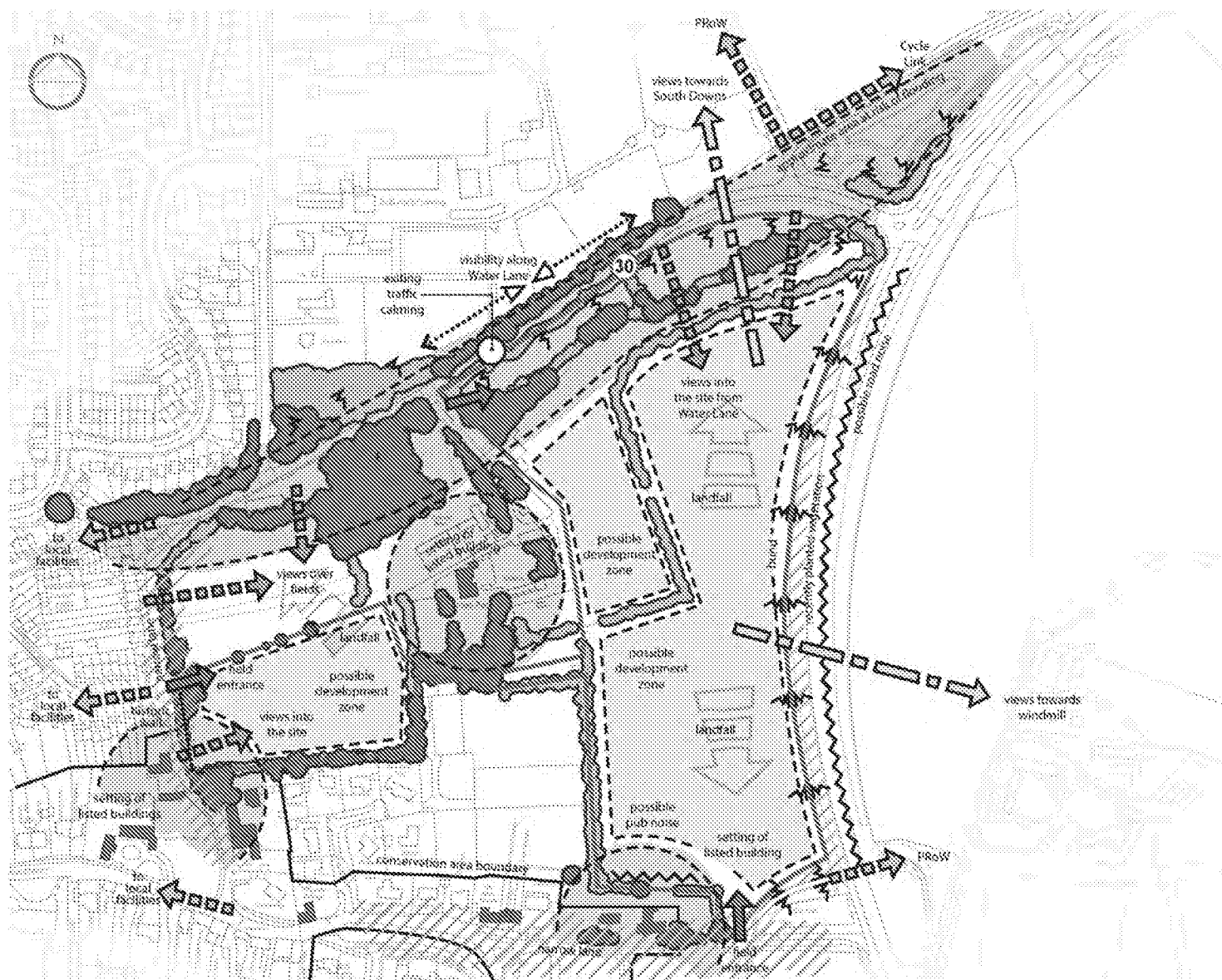
A280 Angmering bypass east of site



Listed farm buildings within close proximity to the site



Public right of way to south of site



Plan showing design related constraints & opportunities

Produced by Pro Vision, NTS

DEVELOPMENT OPPORTUNITIES

- 2.51 The site provides an excellent opportunity for a development which is well integrated with Angmering, and respects the physical extent of the village. The site offers the opportunity to develop comprehensively and to boost the supply of housing on the edge of an existing settlement in a sustainable location.
- 2.52 The site has no overriding physical or environmental constraints and provides the opportunity to establish a sustainable development which is both physically and visually well contained within the landscape and well related to the existing settlement.

2.53 Physical and Environmental Opportunities

- ❖ Potential to: create a well contained, high quality development, with a mix of sizes and tenures to meet market demand.
- ❖ Potential to: significantly enhance the biodiversity of the immediate area through the creation of robust, well connected site wide green infrastructure, including tree, shrub and hedgerow planting.
- ❖ Potential to: create a new Sustainable Drainage System (SuDS), which adequately attenuates surface water drainage whilst promoting biodiversity and public amenity.
- ❖ Potential to: reference local characteristics in terms of plot arrangement, use of materials and detailing to create a development that will positively respond to its immediate context.

2.54 Social and Neighbourhood Opportunities

- ❖ The site is located: within safe walking distance of the centre of Angmering and its amenities.
- ❖ The site is located: within easy reach of existing employment opportunities within Angmering.
- ❖ The scheme will include: close proximity of existing bus stops which provides future residents with opportunities for sustainable travel.
- ❖ The scheme will include: the provision of affordable housing in addition to market homes.
- ❖ The scheme will include: boundary treatments to be reinforced with new planting. This, coupled with a well-considered and sensitive layout, can create a built environment that is well integrated within the landscape.
- ❖ The scheme could provide: much needed low cost starter homes in accordance with the Government's direction of travel (subject to the publication of relevant legislation).

2.55 Access Opportunities

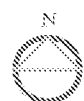
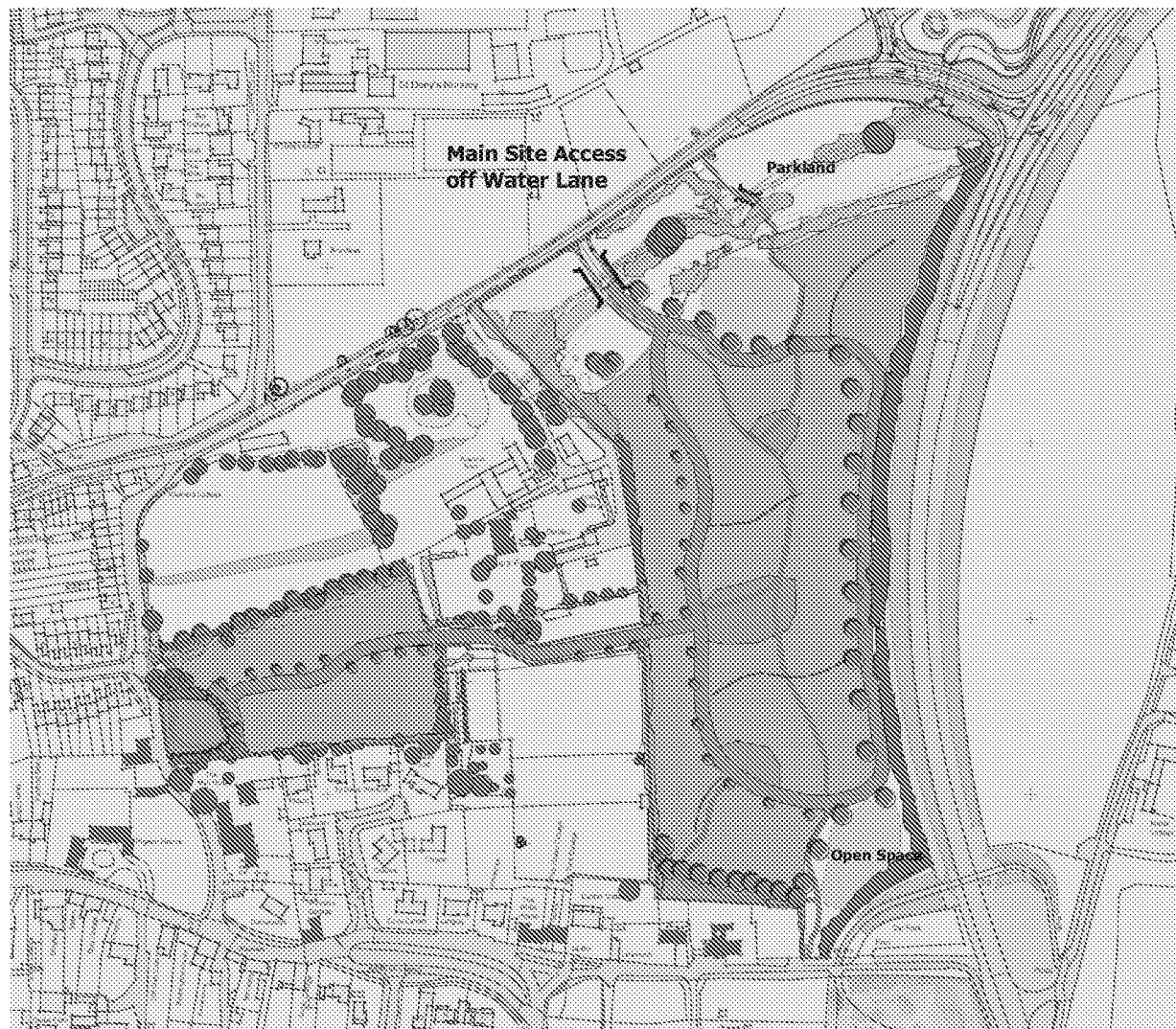
- ❖ New access to serve the development with potential for future access on to and across Water Lane if land to the north were to be developed.
- ❖ Pedestrian / Cycle link to the site from Water Lane, Weavers Hill and the High Street.
- ❖ The site can deliver access for pedestrians, cyclists and vehicles in a safe manner, effectively linking the site with the village and the surrounding countryside network.



3 THE VISION

INITIAL DESIGNS AND COMMUNITY ENGAGEMENT

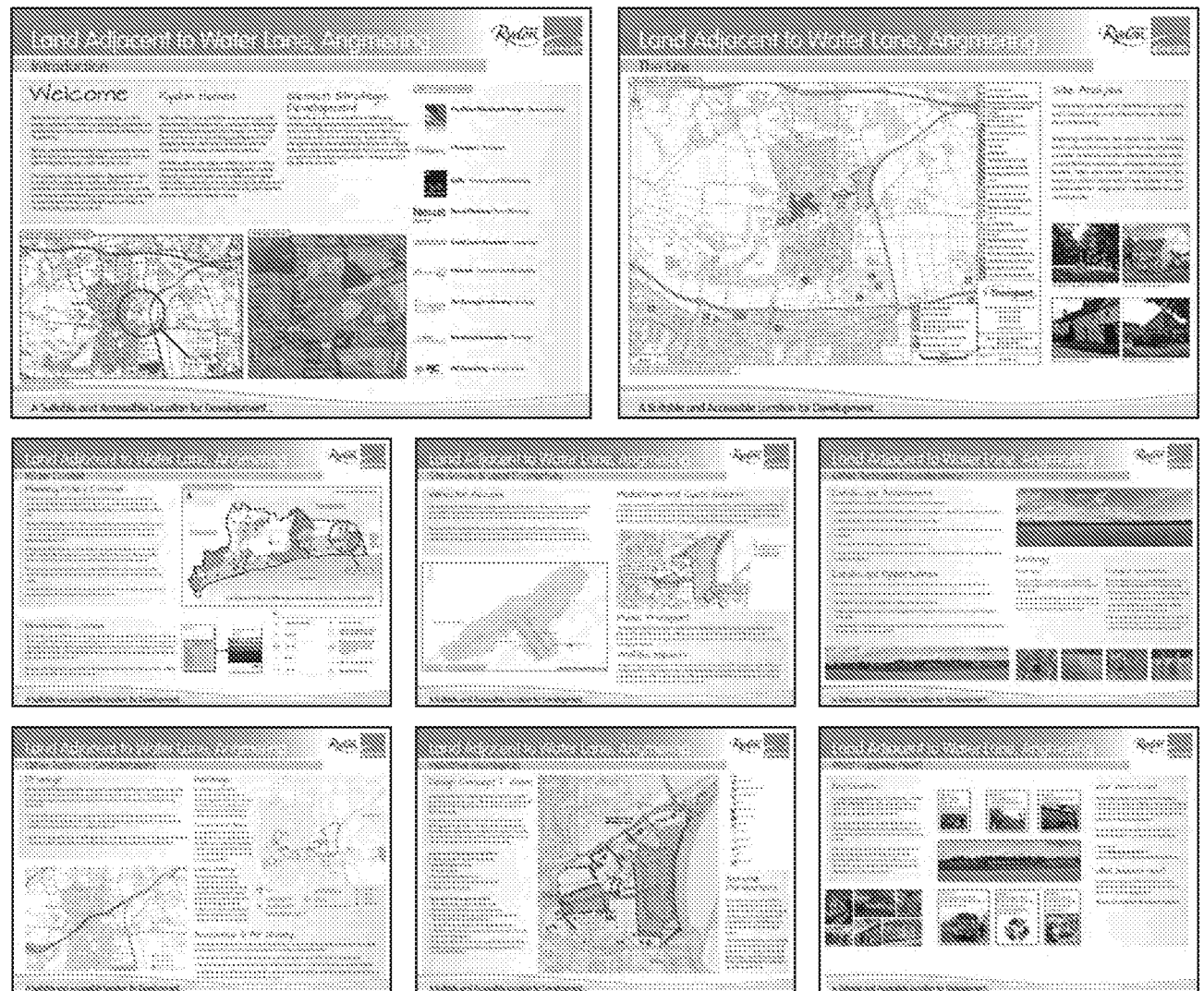
- 3.1 The early stages of the vision considered various parcels of land in different ownerships. Initially, the vision focused on potential connections, development blocks and green infrastructure. After further site analysis, it was decided that the extent of development should be pulled back in places to avoid visual impact to views from the wider area to respect the setting of historic buildings, to provide appropriate surface water attenuation, and to deliver a series of connected greenspaces through the site. A scheme for up to 175 units was envisaged, as shown by the early concept plan adjacent.
- 3.2 Further information on the stage of community involvement and stakeholder consultation that preceded the preparation of the planning application is contained within the separately submitted Statement of Community Involvement (SCI) Prepared by Pro Vision.



Initial Concept Plan

Produced by Pro Vision, NTS.

- 3.3 In April 2016 a community consultation event was held along with engagement with key consultees and Planning Officers, including a meeting. Local residents were invited to attend the consultation exhibition. The exhibition was a drop-in session held between 3 and 8pm and this provided local residents and stakeholders with the opportunity to view the preliminary concept plans and talk to members of the project team. The exhibition boards from the event are shown adjacent.
- 3.4 The key issues raised are detailed in the submitted SCI.



Public Exhibition Boards

Produced by Pro Vision

URBAN DESIGN PRINCIPLES

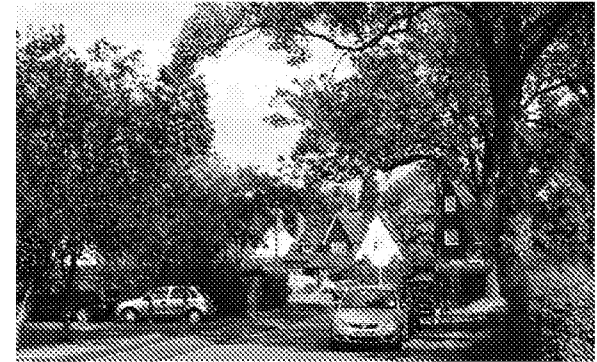
- 3.5 In March 2012, in his speech to the Institute of Civil Engineering, David Cameron said:

“We must absolutely protect our Green Belts and national parks, but we also urgently need to find places where we’re prepared to allow significant new growth to happen. That is why we’ll begin consultation later this year on how to apply the principles of Garden Cities to areas with high potential growth in places people want to live. And we must get our planning system fit for purpose; it needs to be quick, it needs to be easier to use and it needs to better support growth, jobs and homes.”

- 3.6 The original garden city movement was born out of a need to tackle the social and environmental issues of late 19th Century Britain, and resulted in the building of a variety of successful and well liked areas such as Letchworth, Welwyn Garden City and Hampstead Garden Suburb. Britain today faces similar social and environmental challenges in meeting housing need and demand in a manner which results in sustainable development with environmental sensitivity to its surroundings.

- 3.7 The Garden City Movement is currently at the forefront of urban planning and seen by many, including the Town and County Planning Association (TCPA) as a solution to meet the nation’s housing needs. Kate Henderson, Chief Executive of the TCPA said:

“Over the last century the Garden City ideals have proven to be outstandingly durable. Today, we still face the primary challenges confronted by early Garden City pioneers: meeting our housing shortage, generating jobs and creating beautiful and inclusive places. However, we have also the new challenges of globalised markets and the urgent need to adapt to and mitigate the impacts of climate change.”



Letchworth Garden City



Welwyn Garden City



Hampstead Garden Suburb



Kennedy Gardens, Letchworth Garden City (Flickr)



Da Vinci School of Creative Enterprise, Letchworth Garden City (Flickr)



Broadway Gardens, Letchworth Garden City (City Heritage Foundation)



Eastholme, Letchworth Garden City (City Heritage Foundation)

- 3.8 The Garden City movement promoted the concept of towns economically independent of an existing city, with short commuting times and the preservation of the countryside. Garden suburbs however are situated on the edge of an existing town, and typically have no independent industry. Garden suburbs are therefore dependant on reliable transport connections to the town/city, but still retain the benefit of access to the countryside.
- 3.9 There are a diverse range of planning solutions available to local authorities including urban regeneration, urban extensions, and the creation of new settlements. However, borrowing from the Garden City ideals of the pioneer of the Garden City Movement (Sir Ebenezer Howard) the Vision for this site aims to create a 21st Century Garden Village on the edge of Angmering that boosts the supply of housing in a sustainable and sensitive way, creating a place that people want to live.

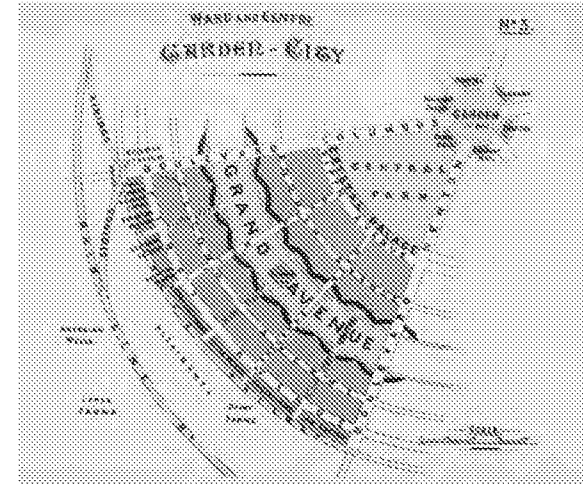
- 3.10 Ebenezer Howard, in his seminal text of 1898, *To-Morrow: A Peaceful Path to Real Reform*, described how:

“the advantages of the most energetic and active town life, with all the beauty and delight of the county, may be secured in perfect combination”.

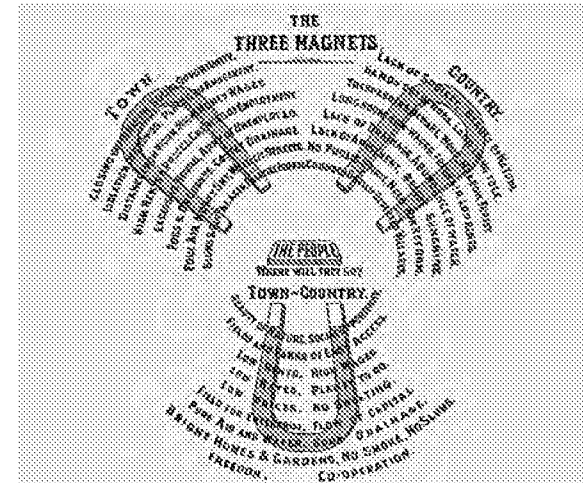
- 3.11 The fundamental objective here is to deliver a development of high quality. People want to live in healthy, vibrant communities with easy access to the natural environment. Young people want the opportunity to live somewhere affordable, and need a suitable space to bring up a family. Many in the older generation are looking to downsize, whilst staying local to an area they are connected with.

- 3.12 The TCPA document entitled, *“Creating Garden Cities and Suburbs today”* states:

“At the heart of the Garden City ideals is the development of holistically planned new settlements which enhance the natural environment and provide high-quality affordable housing and locally accessible jobs in beautiful, healthy and sociable communities. The Garden Cities were among the first manifestations of attempts at sustainable development”.

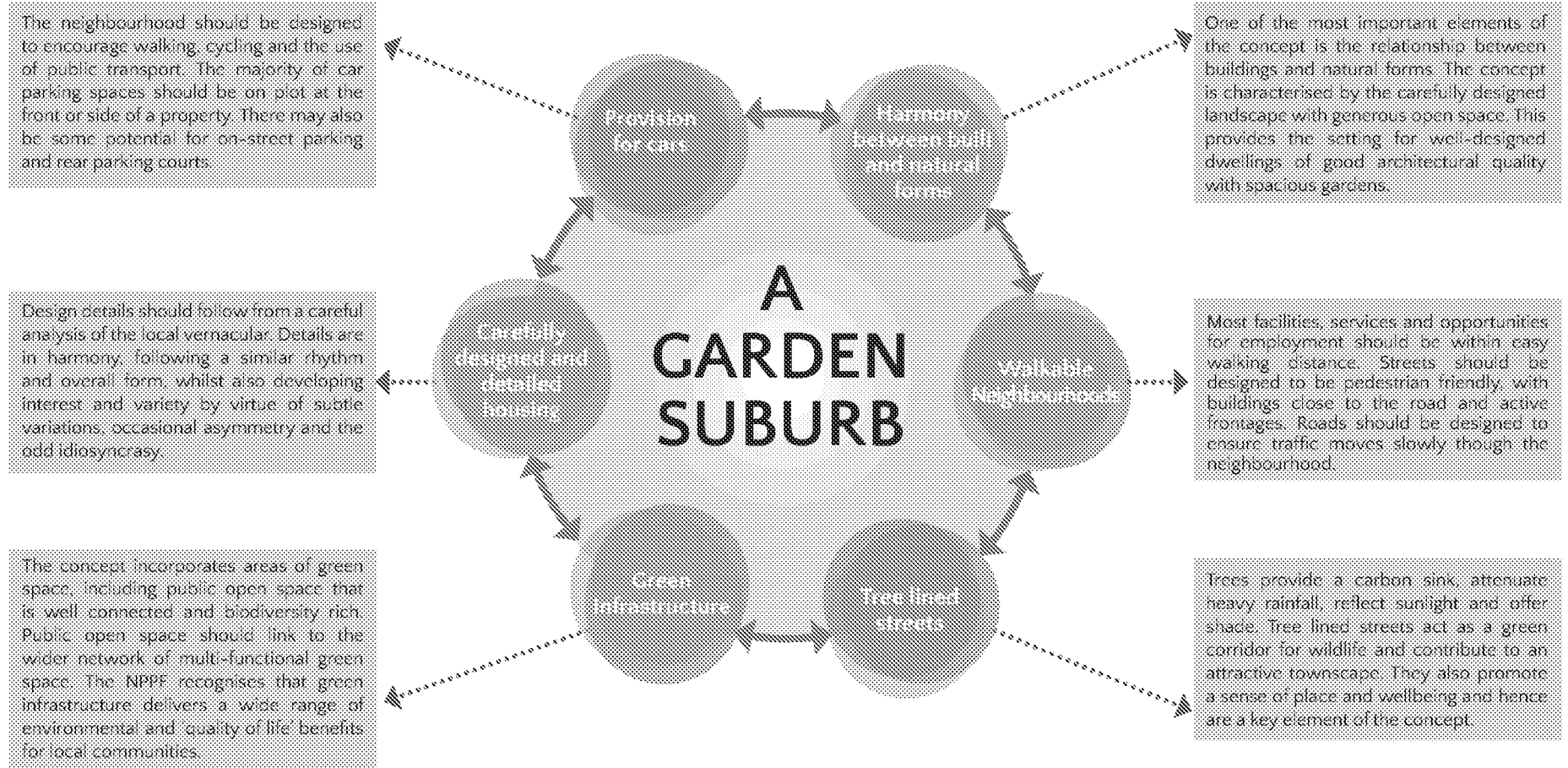


Sir Ebenezer Howard's Ward & Garden City Diagram



Sir Ebenezer Howard's Three Magnets Diagram

- 3.13 The diagram below highlights the key urban design principles of the garden city movement which can be applied to this site:



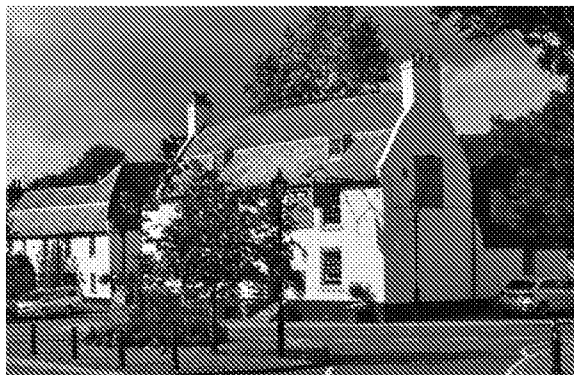
ESSENTIAL CONCEPTUAL ELEMENTS

3.14 The essential conceptual elements of the design are:

- **Accessible and sustainable development** that makes use of a site on the urban edge of an existing development. Predominant north / south alignment of a main street through the development with secondary streets, private drives or mews avenues linking to housing. Opportunity to maximise the potential for the use of passive heating and renewable energy technologies such as solar hot water panels and photo voltaic cells;
- A layout that has a **clear sense of place** with focal points, key features and dwellings that face on to main routes through the development;
- Potential for connectivity with existing public footpath network to the north, whilst also creating a **connected and permeable site** with safe pedestrian routes to the south that follow obvious desire lines to known destinations. There should also be natural surveillance of these routes from proposed new homes;
- Retention of key trees and creation of a **green “heart” for the “village”** that is open to the public, where children can play and relax;
- Provision of a network of **green movement corridors** linking areas of incidental greenspace.
- **A range of dwelling sizes and tenures** with a mix of open market and affordable dwellings to help ensure that a range of local needs are met. 30% of the proposed dwellings would be affordable and would include homes to rent and shared ownership homes. The latter would help local people enter the housing market.



*Photos above:
Examples of conceptual elements to be
incorporated within the design*



*Photos above:
Examples of conceptual elements to be
incorporated within the design*

URBAN DESIGN APPROACH

3.15 Taking into account the principles of a “garden suburb” the concept proposes tree lined avenue streets, generous gardens, appropriate provision for the car, and safe areas to play. Overall, the principle design concept is to design with nature in a sustainable form.

3.16 The concept has been developed from this urban design objective and seeks to ensure that the new built form will be of a high quality and seeks to employ a number of key features including:

- **An obvious gateway** – a strong gateway to give the development area an identity and sense of place;
- **Interlocking axes** – following accessible routes and sitelines with key features on main vistas and to form visual stops;
- **Tree lined avenues** – generally running north / south but with differing character and functions that help to ensure harmony between built and natural forms with filtered views;
- **Green Infrastructure** – within and around the development to ensure biodiversity, character and quality;

- **Active frontages** – a range of public frontages to create variety and identity and ensuring sufficient areas of private, protected and open garden space;
- **Key views** – to draw the eye along roads, generally follow routes towards green features or focal point buildings and assist with mental mapping and orientation as one moves through the site; and
- **Focal points** – key points that draw your attention, help create local character and features.

3.17 The masterplan has been designed to create a strong sense of place that responds to the local context. The proposed layout embraces sustainable design principles and aims to provide high quality living in harmony with the sites natural surroundings.

3.18 Taking account of the principles of the Garden Suburb, with a tree lined avenue acting as a spine through the development, houses with generous sized gardens throughout, appropriate provision for cars both on and off street and safe areas to play. Overall, the design approach is to build in harmony with nature in a sustainable setting.

***PLACE** – Quality spaces that foster social interaction and a development which is well related to the existing settlement.*

***LANDSCAPE** – Retaining existing vegetation and enhancing through strategic planting to blend with the sites natural surroundings and enhancing the sites ecological value.*

***STREET** – A clear hierarchy of streets which are designed to encourage low vehicle speeds and maximise potential to travel on foot or by cycle.*

***SUSTAINABLE** – A well connected development with easy access to a range of services and facilities both on foot and via the use of public transport.*

3.19 The following series of conceptual diagrams demonstrate how the development concept has evolved through the site analysis and visioning stages, before the Illustrative Masterplan was prepared.